# **AGENDA**

# Whitewater Landmarks Commission Thursday, August 3, 2017 – 6:00 PM Municipal Building, Cravath Lakefront Room, 2<sup>nd</sup> Floor 312 Whitewater Street, Whitewater, WI 53190

\*Amended Agenda as of 6:30 a.m. 7/31/2017 to add: "Review draft ordinance concerning the powers and duties of the Landmarks Commission relating to the Birge Fountain."

#### Call to Order

- Call to Order and roll call
- Administration of oath to commission members
- Approval of Agenda
- Approval of Minutes –June 6, 2017
- Set date and time of next meeting September 7, 2017
- Hear Citizen Comments: No formal Landmarks Commission Action will be taken during this meeting
  although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking
  period. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to
  speak to those specific issues at the time the Commission discusses that particular item.
- Introduction of Kathy Brady, newly appointed Landmarks Commissioner
- PUBLIC HEARING: WALTON OAKS PARK LOCAL LANDMARK SITE

# Reports

- Report on Whitewater Historic Homes and Landmarks Photo Project (Richardson)
- Status of the Burial Preservation Acts Committee (Helmick)
- Brickyard Park (Brickyard Historic Area) report (Kienbaum)
- Effigy Mounds Preserve (Helmick/Blackmer)
- Inventory tags for city owned historical property (Haselow/Smith)
- Proposed Library Expansion Project (Blackmer/Helmick)
- Birge Fountain Conservation (Richardson/Kienbaum)

# **Unfinished Business**

- Public education regarding Local Landmark status and designation of Local Landmark status for neighborhoods (continuing project to develop power point)
- Subcommittee volunteers to work on reprint of brochure
- Review of Open Meetings and Open Records Laws
- City Insurance covering commissions/boards
- Joint Landmarks and Birge Fountain meeting
- Whitewater Local Landmark certificate and plaque
- 222 Center Street as a Local Landmark
- Landmark Hotel: Submission of written plans by Aschbrenner

#### **New Business**

- Individual commission members projects for August
- Manthey house as a possible Local Landmark
- Home tour of Local Landmarks
- Wisconsin State Historical Society Local History-Historic Preservation Annual Conference
- Discussion of City Council Meeting: July 18<sup>th</sup> relating to Birge Fountain/Landmarks Commission discussion

• \*"Review draft ordinance concerning the powers and duties of the Landmarks Commission relating to the Birge Fountain."

# Future Agenda Items Adjournment



# **Whitewater Landmarks Commission**

# **MINUTES**

Thursday, July 6, 2017 – 6:00 PM Municipal Building, Community Room, 1st Floor 312 Whitewater Street, Whitewater, WI 53190

#### Call to Order

Order
☐ Call to Order and roll call
Chairperson Blackmer called the meeting to order at 6:00 PM.
Present: Patricia Blackmer, Daniel Richardson, Suzanne Haselow, Ken Kienbaum, Richard Helmick
Absent: Christopher Grady
Staff: None
Guests: Randall Aschbrenner, Lisa Smith, David Saalsaa
☐ Approval of Agenda
MSC Blackmer/Helmick to move "Presentation regarding the Landmark Hotel and possible renovations," under New Business to before reports and accept the remaining of the agenda as posted.
Ayes: Blackmer, Richardson, Haselow, Kienbaum, Helmick
Nays: None
Abstain: None
□ Approval of Minutes –June 1, 2017
MSC Richardson/Haselow to approve the minutes of June 1, 2017 as posted.
Ayes: Blackmer, Richardson, Haselow, Kienbaum, Helmick
Nays: None
Abstain: None
☐ Set date and time of next meeting – August 3, 2017

The next meeting of the Landmarks Commission will be held on August 3, 2017 in the City Manager's Conference Room,  $2^{nd}$  floor, city hall at 6:00 PM.

☐ Hear Citizen Comments: No formal Landmarks Commission Action will be taken during this meeting although issues raised may become a part of a future agenda. Participants are allotted a three minute speaking period. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the

Commission discusses that particular item.

# Presentation regarding the Landmark Hotel and possible renovations

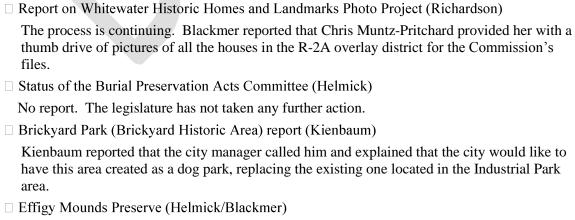
Randall Aschbrenner presented his proposal for renovations. He explained his need to repair/replace the roof of the building as well as the cloth awnings. He would like to extend the entrance awnings in the front of the building as well as the downstairs bar. He would like to replace the wood shingle siding with material that would be more durable. He wants to complement the color of the downspouts, gutters and trim with the bricks so the bricks would stand out. He would like to remove the cinder block garage at the rear of the building. The two Ash trees along the side street would have to be removed and replaced. All the windows will be replaced at the same time. Again he wants to coordinate their color with the rest of the building. He suggested that the fire escape in the back of the building will need to be replaced in the near future. Once that is done, he suggested the possibility of having an elevator installed. He would also like to remodel and landscape the courtyard area at the rear of the building so that more tenants could enjoy it. The garbage dumpster site in the back will need some remodeling in order to properly screen it and to make it easier for the service to access it. He displayed some examples of windows, awnings, and canopies he would like to use. He would also like to have some in ground plantings along Main Street, in front of the building. He showed examples of some shingles he would like to use. As much as possible, he would like to keep the character of the building with the new roof, shingles, windows, gutters, and downspouts. Again, his immediate concern is to repair and replace the roof.

Blackmer responded his presentation seems to be a multi-step process that would be ongoing. Aschbrenner agreed. He responded that he needs the Commission's OK before he can go forward. Kienbaum stated that the whole front of the building has changed over the years from what it historically was. Aschbrenner said he wanted the Commission's help with the selection of the roof and its color. He would like to use a metal roof. In order to replace the gutters, he said he will have to redo the fascia and remove two existing chimneys. All of this needs to be done before the roof can be replaced.

Blackmer asked for comments from guests. Saalsaa complimented Aschbrenner for taking on this project and asked for more clarification from him as to his plans. Saalsaa thought that a metal roof application would look good, similar to what has been done with the building currently housing the Sweet Spot. Saalsaa referred to design guidelines developed by the Design Committee, Downtown Whitewater, Inc. that are available to Aschbrenner for a guide with his remodeling. Smith gave Aschbrenner a copy of the guidelines.

Helmick suggested that Aschbrenner bring back a detailed, written proposal giving schematic drawings for the roof, gutters, downspouts, and fascia remodeling for the Commission to consider. The Commission could then call a special meeting to help facilitate the process. Aschbrenner agreed to do this.

# Reports



Blackmer met with Chuck Nass and gave him the guidelines for burial preservation that has been developed by the Ho-Chuck Nation. Nass agreed that any work at the Preserve needs to wait until the ground is frozen to avoid equipment damage to the grounds.
☐ Inventory tags for city owned historical property (Haselow)
Michelle has all the material and price quote. Michelle will need to discuss the Fed Ex account details for the order with the supplier. Once everything is completed, Haselow believes it will take 3 weeks for the supplier to get the order to us.
☐ Proposed Library Expansion Project (Blackmer/Helmick)
There has been no further, official comment on the project. According to the developer, the proposed site at the corner of Main and Franklin has been abandoned. He has suggested that the current site of the library may be developed to accommodate the library's needs.
☐ "Hello Building, How Old Are You" June project with library (Blackmer)
Blackmer thanked Kori Oberle for organizing this event and Deana Rolfsmeyer, Youth Librarian, for her assistance. It was suggested that a similar program be presented to children highlighting the Effigy Mounds Preserve. Respondents suggested that more clay in different colors would be appreciated as well as more time to model the clay.
☐ Birge Fountain Conservation (Richardson/Kienbaum)  There has been no meeting. The conservator's report has not been submitted.
Unfinished Business  ☐ Public education regarding Local Landmark status and designation of Local Landmark status for neighborhoods (continuing project to develop power point)
Work is continuing.
☐ Subcommittee volunteers to work on reprint of brochure (Moksnes/Epps House and Walton Oaks)
Richardson has written a description of the Moksnes-Epps House for the brochure. The commissioners agreed that it is a good description to use. Blackmer pointed out that there are four, additional landmarks that need to be included in the brochure. This would take some redesign of the brochure to include the new information.
☐ Walton Oaks as a Local Landmark site confirm nomination
Blackmer pointed out additions to the Statement of Significance section. MSC Helmick/Haselow to move the nomination for Landmark Designation. Richardson stated that he believes this fits appropriately with the guidelines set for the Commission. Notice of the action and a hearing date for it will be mailed to the neighboring property owners.
Ayes: Blackmer, Richardson, Haselow, Kienbaum, Helmick
Nays: None
Abstain: None
☐ Recruitment of Landmarks Commission members
Blackmer has discussed membership with Dr. Katherine Brady who has completed and submitted the city's application form for membership. Hopefully, the city council will act on her membership at the next council meeting.
☐ Review of Open Meetings and Open Records Laws
This item will be tabled until Chris Grady can attend.
☐ Joint Landmarks and Birge Fountain meeting  There has been no date set for this meeting.

#### **New Business**

☐ Individual commission members projects for July

Richardson: photos of two additional landmarks for the brochure

Haselow: 222 Center Street

Helmick: minutes

Kienbaum: getting better

Blackmer: Aschbrenner's requests

☐ Presentation regarding the Landmark Hotel and possible renovations

See above.

☐ City insurance covering commissions/boards

Kienbaum believes the Commission is covered. Helmick requested that this item be brought back so that Grady can comment on it.

☐ Whitewater Local Landmark certificate and plaque

The City Clerk will be getting a certificate and plaque for the Moksnes-Epps House

☐ Lyman White Octagon House

It is for sale. The realtor has been sent information on its landmark status.

# **Future Agenda Items**

Insurance coverage for the Commission and commissioners

Open records law review

Possible landmark of a home in the 900 block of East Main Street, the Manthey House.

# **Adjournment**

Blackmer adjourned the meeting at 7:07 PM.

Respectfully submitted

Richard Helmick, secretary, protem

# ORDINANCE No. \_\_\_\_\_ AN ORDINANCE CONCERNING THE POWERS AND DUTIES OF THE LANDMARKS COMMISSION RELATING TO THE BIRGE FOUNTAIN

The Common Council of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, do ordain as follows:

SECTION 1. Whitewater Municipal Code Section 17.08.040, Powers and Duties is hereby amended as follows:

Sub-Section 17.08.040 (9) is created to read:

The powers and duties of the Landmarks Commission concerning the Birge Fountain are limited to those set forth in City of Whitewater Municipal Code Section 2.53.050(5) which provides that any renovation, change or improvements proposed by the Birge Fountain Committee, which significantly alter the character of the Birge Fountain or Birge Fountain Park (also known as Flat Iron Park), must be approved by the City Council after it receives the advice and recommendation of the Landmarks Commission. The Landmarks Commission shall make its recommendation within 30 days of its receipt of written notice of the proposed renovation, change or improvement. If no recommendation is made within 30 days, the Council may act without the recommendation.

Subsection 17.08.040 (10) is created to read:

If the Landmarks Commission has concerns related to the maintenance of privately owned landmarks, it shall notify the Director of Neighborhood Services. If the Landmarks Commission has concerns related to publicly owned landmarks, it shall notify the Director of Parks and Recreation.

Ordinance introduced by Council	Member,	who	moved	its
adoption.				
Seconded by Council Member	·			
AYES:				
NOES:				
ABSENT:				
ADOPTED:				
	Cameron Clapper, City Manager			
	Michele R. Smith, City Clerk			